

Public Water and Sewer Advisory Board

Meeting Minutes

July 20, 2017

In attendance: Chairman Joseph Van Houten, Vice Chairman Joseph Delikat, John Canterbury, Gary Munkelt, Township Manager Stephanie Mason, Supervisors Ken Snyder, Supervisor Richard Colello, and three guest: Dan Wood, Tom Donahue, Bob Salanik, and Jenny Kimble.

Minutes Approval: June 16, 2017

Mr. Delikat moved to approve the minutes. Mr. Munkelt seconded. Motion carried 4-0.

Public Comment:

Tom Donahue, 91 Westaway Lane, indicated that he was in attendance to listen and learn more about the Pebble Ridge/Woodridge and Vicinity Sewer Project.

Bob Salanik, 206 Pebble Ridge Road, said he had some follow up questions from the presentation that Mr. Van Houten gave at the July 18, 2017 Board of Supervisors meeting.

Jenny Kimble, 88 Westaway, believes there is a need for public sewers and she is here to work with everyone to find better financial solutions to the project.

Mr. Van Houten indicated that he is a resident in the area as well as he indicated during the meeting. He said this committee has been meeting since the late 90's and has been constituted and re-constituted a couple of times.

Mr. Van Houten gave a synopsis to the Committee of what transpired at the July 18th Board of Supervisors meeting regarding the proposed ordinance for the Pebble Ridge/Woodridge and Vicinity Sewer Project. He indicated that there had been a nice turnout of residents and a number of those raised concerns as to why the project was being done in the first place. He understood that many of the residents had a concern for the cost outlined in the presentation, but believed that the work done by the Township to apply for Penn Vest low interest loan funding is very beneficial.

Also the Township will be working Buck County Water and Sewer Authority (BCWSA) to build the system on behalf of the Township.

Mr. Salanik questioned why the project was not being bid. Mr. Van Houten indicated that BCWSA is willing to take on the loan on behalf of the project. As part of that they wanted to build the project and take on the loan. If the project is bid out, they will not participate in the project or the loan program.

Mr. Salanik raised concerns about costs for BCWSA perform the project.

Ms. Kimbel also had questions regarding the bid and communication about the current price.

Mr. Van Houten indicated that the system is owned and operated by BCWSA and the Township cannot take on the risk of the project and the loan.

Mr. Salanik had a question about water. Mr. Van Houten indicated that the DTMA is a separate entity responsible to the Township for providing water. He indicated that he also sits on that DTMA Board and has been speaking with them regarding re-evaluating the potential for bringing water to the neighborhood as well.

Mr. Van Houten also indicated that the PWSAB over the years has investigated financing options for the sewer project through local banks. However, when the PWSAB learned about the Penn Vest program and reviewed their information and met with Penn Vest it certainly became clear as the most beneficial financing program for this project. In addition the low interest rate will be passed along to the residents. Residents won't need to do a lot of qualifying paperwork for someone to obtain a loan if necessary.

There was a question on how residents will know about the fees? Mr. Van Houten indicated that he is hoping that in the agreement there will be an auditing process so that members of the PWSAB can have an oversight on how the project is implemented.

Mr. Snyder questioned what the residents thought the takeaway was from the meeting, what we did well, and what we didn't do well? The residents commented that controlling the meeting was a concern for them certainly the interruption of the presentation was not good. That would help in the future.

Mr. Van Houten reviewed some of the history of the project going back to the late 90's mid 2000's and the drive for the pipe in the street and the 3M where DEP authorized the project to move forward and the alternatives that were studied as part of it. In the 3M OLDS which include sand mounds where indicated to run \$30,000-\$50,000 as well as mini mounds and drip irrigation systems, etc.

Mr. Wood commented that 20 people met on Friday after receiving the letter and were very concerned about reassessment. Mr. Van Houten commented that the County Board of Assessment doesn't reassess after public projects.

Also there was discussion on the suggestion for an incentive program to tap in now versus later. There was a question as to whether or not BCWSA would consider such a program. The residents questioned whether or not there was any room for negotiation and oversight in the agreements with BCWSA. Mr. Colello commented that it is up to the Board of Supervisors to make sure the agreement is sound.

There was discussion and questions on recapture and what that meant and how that could occur. Mr. Van Houten explained how recapture could occur.

Also, there were questions on the tap-in fee and whether or not that could be reduced. Mr. Van Houten indicated that many of these questions will have to be shared with BCWSA.

Ms. Kimbel inquired as to whether or not she could put a list questions together that the Township would respond to and post them on the website prior to the next meeting. The Committee indicated they would attempt to do that.

Mr. Hass, DTMA Executive Director, commented that this project has significant savings because there are no outside inspections fees. The fact that BCWSA is doing the project themselves saves the project significant dollars.

There was a question about whether or not a bond issue could be done just for this neighborhood. Mr. Colello indicated that it could not. When we take a general obligation bond it obligates all the residents in the Township. Only the residents in this area of the Township are benefiting from the project.

Mr. Colello commented that he appreciated the residents coming and that he, Mr. Snyder and the PWSAB certainly heard their concerns about capping the cost of the project. He said the Township will certainly look into that further.

Mr. Van Houten indicated that he brought some other presentations that were done many years ago and would be happy to share them. The previous presentations show the need for the project. Consensus was that the need has already been proven. DEP certainly believes it was proven. It's just the implementation at this point and trying to lessen the impact of the costs associated with the project if possible.

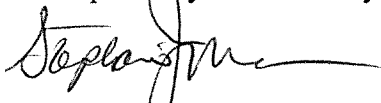
Phase 2 & 3 Study Areas:

Mr. Van Houten indicated that since a lot of time was spent talking about Pebble Ridge/Woodridge and Vicinity that discussing Phases 2 and 3 would be postponed until the next meeting.

Adjournment:

Mr. Canterbury motioned to adjourn, Mr. Munkelt seconded. Motion carried 4-0. Meeting adjourned at 7:40 pm.

Respectfully submitted by



Stephanie J. Mason